expires
31.07.08

Development Control – Delegated Officer Report

Application Number: ADC/0308/08 Recommendation - Permit

Site: **10 Kings Walk Shoreham-by-Sea West Sussex BN43 5LG**

Proposal: **Two-storey extension (NE) and pitched roof over front porch projection**

The Application

The application property is a detached house located on the north side of Kings Walk adjacent to the junction with Woodards View.

The house comprises of a two-storey dwelling of rendered brickwork with tiled ridged roof with side gables. It is located within a large plot which has a garden that surrounds the south-west and west of the property, and is open and bounded by a low brick wall. The main front door of the house is on the west side with a pedestrian access from Woodards View. To the north-east of the house, adjacent to the northern neighbour (No.4 Woodards View), are three flat-roof garages with a hardstanding to the west. Between the hardstanding and the house is a raised patio area screened from view by a high wall and the side of the most southern garage.

The property has been previously extended with: a west side flat-roof extension used as a lobby/entrance way and lounge extension; a NE side two-storey rear flat-roof extension, used as a kitchen and bedroom; and a SE side flat roof extension used as a study, with access to the roof above with balustrade.

The proposal is for a covered ridged roof over the west side entrance porch which would be 8.5m in width, by 3.5m in height and would project from the building 1.5m, and a two-storey ridged roof rear extension 8.7m wide, by 4.2m deep, by 7.2m high.

The house is sited at an elevated position in relation to Woodards View with the occupants rising approximately 0.5m to get to ground floor level. As seen from Kings Walk the house is on level ground.

The dwelling is located within an area that is characterised by large detached houses and chalet-style bunglows to the east which have views towards the beach many of which have been extended in similar fashion to the rear. The plot sizes are generally large with the houses being set well back within them. To the NE in Woodards View the house type is also varied with the adjacent properties being semi-detached houses (No's 4 & 6) and there being bungalows and chalet-bungalows further east. Directly to the north are the three storey Nelson Court flats.

Consultations and Representations

Third Parties: There have been no third party objections from the surrounding properties.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that two-storey extensions should have a pitched roof to match the existing house. A rear extension should also allow the retention of garden area of at least 11 metres in depth, and the proportion of garden area taken by the proposal should not be excessive.

Visual amenity

Visually the proposals are in keeping with the existing structure and would match the roof form of the original building. The windows are in scale and the length of the proposed extension would not over dominate the plot or feel at all cramped or out of character in it's siting. The existing building is brick built, however the applicant proposes to render the exterior or the building and proposed extension fully. It is felt this would not be out of character for the area.

The application property has an existing flat-roof rear two-storey extension that is clearly visible from the west. The proposed two-storey extension would be far more sympathetic and would screen from view the older more discordant addition. The difference in depth of 1.5m between the two elements would look a little odd, however the positive effect of screening the flat-roof extension far outweighs any objection there may be to the resultant appearance of the building.

The proposed roof over the side entrance porch would not have an adverse impact on the appearance of the building or appear unduly out of keeping within the street scene.

Residential amenity
The existing house has a large south-facing front garden that is bounded by only a low brick wall. The only private outdoor space is a small courtyard and wide path to the rear of the house which is well screened by the boundary walls and side of the southernmost garage. The main part of this private area would be lost due to the proposed extension.

The applicant has submitted amended plans which show a re-configuration of the existing south side garage and an increase in the amount of private amenity space that the dwelling has. It is clear that there is ample outdoor space and the lack of privacy at the front garden does not prevent the space from being well used. It is considered that the proposed extension would not result in such a loss of private outdoor space that would warrant a refusal.

The two-storey extension would have windows in the NE elevation at ground-floor and at first-floor level which would look towards the side of No.4 Woodards view. It is usual to retain a separation between the rear of one property and side of another of 14m, however in this instance the dwelling to the rear has a garage and large side extension on the south side with no windows in it and only a landing window at first-floor level which is currently overlooked by the existing flat-roof extension and is located 14m away. It is felt that the proposals would not result in loss of privacy to the side of No.4 Woodards View.

The small window serving the en-suite bathroom would face the rear of No.11 Kings Walk which is sited at an angle. The window itself would need to be conditioned to be obscurely glazed and fixed shut to prevent loss of privacy.

Recommendation

APPROVE for reason that :
1PPii

1. C1Ci. 18
2. C14Ai – ~~07~~.07.08 (AH7 of the ADLP and DEV1 of the WSSP)
3. C12Eii.
4. C18Civ – amended
   The window in the south-east side elevation of the extension serving the en-suite shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of a small top-hung opening light....etc

Case Officer: [signature]
Date: 15/7/08

PB 21/7/08